

Incorporated Village of Port Jefferson
88 North Country Rd. Port Jefferson, N.Y. 11777
Ph. (631) 473-4744 Fx. (631) 473-2049
www.portjeff.com

PUBLIC NOTICE

FOR RELEASE IN THE May 17, 2018 EDITION LEGAL SECTION OF THE PORT TIMES RECORD NEWSPAPER

Inc. Village of Port Jefferson Zoning Board of Appeals

PURSUANT TO THE PROVISIONS of Article XI, Section 250-50 of the Code of Village of Port Jefferson, the Zoning Board of Appeals will hold a public hearing on May 31, 2018 at 7:30PM at Village Hall, 121 West Broadway, Port Jefferson, NY 11777. (A pre-hearing work session will begin at 7:00PM)

6:30PM PUBLIC HEARINGS:

606 Main Street

Appeal No. # 534-18LB

Location: 606 Main St. (west side of Main St. south of Liberty Ave. next to USA gas station)

SCTM: Section 16, Block 8, Lot 16

Zoning: R-O Residence-Office

Property Owner: Barbara Seeley

Applicant: Barbara Seeley

Contact: Ken Van Helden c/o Hawkins Webb Jaeger Architects

Applicant requests area variances from the provisions of the Village of Port Jefferson Code Section 250 Attachment 2 for a proposed wood ramp in the side yard.
The following reliefs are requested;

1. 9.4 ft. side yard where 25 ft. is required.
2. 45.5 ft. combined side yard where 60 ft. is required.

(Postponed on 4/25/18)

Incorporated Village of Port Jefferson
88 North Country Rd. Port Jefferson, N.Y. 11777
Ph. (631) 473-4744 Fx. (631) 473-2049
www.portjeff.com

15 Meroke Trail

Appeal No. # 536-18LB
Location: 15 Meroke Trail (off Puritan Path)
SCTM: Section 10, Block 1, Lot 17
Zoning: R-B2 Residential
Property Owner: Adam Jarrett
Applicant: Adam Jarrett
Contact: Adam & Vivian Jarrett

Applicant requests area variance relief from the provisions of the Village of Port Jefferson Code Section 250-13C and 250-11C (3)(a) for a proposed in ground swimming pool to be located 10 feet from the rear property line where 20 ft. is required.

128E. Main Street

Appeal No. # 538-18MB
Location: 128 E. Main St.
SCTM: Section 12, Block 2, Lot 23
Zoning: C-1 Commercial
Property Owner: Crest HM, LLC
Applicant: Gregory Wilson, c/o Rustic Bakery
Contact: Amy Devito c/o Woodhull Expediting Inc.

Applicant requests an area variance from the provisions of Village of Port Jefferson Code Section 250-18B)(9)(a) for a retail food establishment located zero feet from the RB-3 zoning district where a minimum of 200 feet is required.

PUBLIC HEARINGS CONTINUED:

701 Main Street

Appeal No. # 520-17MB

Location: South east corner of the intersection of Main St. with Tuthill St.

SCTM: Section 12, Block 11, Lot 11

Zoning: R-O Residential-Office

Property Owner: William M. Duke & Ann-Margaret Carrozza

Applicant: William M. Duke & Ann-Margaret Carrozza

Contact: John L. Ciarelli, Esq.

Pursuant to the Inc. Village of Port Jefferson code chapter 250 Attachment 2 Bulk and Parking Regulations for Nonresidential and Mixed Use R-O Structures the applicant requests the following variances for a proposed mixed use office/residence:

1. Lot area, 18,500 sq. ft. required, 6,843 sq. ft. existing
2. Lot width, 125 ft. required, 60.0 ft. existing
3. Corner lot Main Street front yard 40 ft. required, 28.4 ft. existing
4. Corner lot Tuthill Street front yard 40 ft. required, 16.5 ft. existing
5. One side yard, 25 ft. required, 3.4 ft. existing
6. Rear yard 50 ft. required, 42.2 ft. existing

Section 250-27B:

7. Applicant proposes 2 parking stalls where 5 stalls are required.

(Public Hearing postponed from 12/7/17 to 1/25/18. Public hearing left open on 1/25/18 & 2/15/18. Postponed 3/22/18 & 4/25/18)

Incorporated Village of Port Jefferson
88 North Country Rd. Port Jefferson, N.Y. 11777
Ph. (631) 473-4744 Fx. (631) 473-2049
www.portjeff.com

250 East Main Street

Appeal No. # 526-17TS
Location: 250 East Main St.
SCTM: Section 12, Block 3, Lot 7
Zoning: C-1
Property Owner: Louis Antoniou
Applicant: Lisa Harris, Business owner
Contact: Lisa Harris, Business owner

Applicant requests an area variance from the provisions of Village of Port Jefferson Code Section 250-18 (B) 9A for a retail food establishment located 140 ft. from the R-O district where a minimum of 200 ft. is required.

(Public Hearing left open on 1/25/18 & 2/15/18. Public hearing postponed on 3/22/18 & 4/25/18)

To be adjourned to 6/21/18 at the applicant's request.

Respectfully submitted,
Cindy Suarez, Secretary to the Planning & Zoning Boards ***May 11, 2018***